



**RE/MAX**  
Elite



**Flat 19, Knaves Court High Street, Brownhills, WS8 6DJ**  
**Asking price £55,000**

FLAT 19 KNAVES COURT, HIGH STREET, BROWNHILLS

Discover an excellent opportunity to own a 50% share in this charming retirement flat, perfectly located close to all essential amenities on the High Street, Brownhills. Enjoy easy access to public transport services connecting to Walsall and Cannock centers.

This development offers a range of on-site amenities including a restaurant, hairdressing salon, small shop, and a communal lounge. Knaves Court is well-known for its active social schedule, providing daily activities for residents. The property is managed by a full-time manager with care staff available 24/7. Additional conveniences include a charging room for electric scooters and a communal laundry facility, complete with washing machines and tumble dryers, all free of charge for residents.

Nestled within well-maintained communal grounds, the property also benefits from communal car parking facilities.

## TENURE

We understand that the property is LEASEHOLD for a term of 125 years from 22 October 2010, the lease will end on October 23, 2135, there are approximately 111 years remaining on the lease.

## SERVICE CHARGE & RENT

We understand from Housing 21 that the current service charge payable is £416 per month, and there is a rent payable of £235 per month at 50% ownership. In addition, there is a support charge of £29.92 per month for the pullcord emergency system and a utility charge of £51.03 per month for heating and water. These charges are reviewed annually in April. The only exclusions are Council Tax and electricity charges. Prospective purchasers are advised to clarify this information via their legal representative.

## ADMINISTRATION FEE

We understand that the purchaser will be required to pay an administration fee to Housing 21 upon completion of the purchase of £560. Prospective purchasers are advised to clarify the amount payable in respect of this via their legal representative or Housing 21.

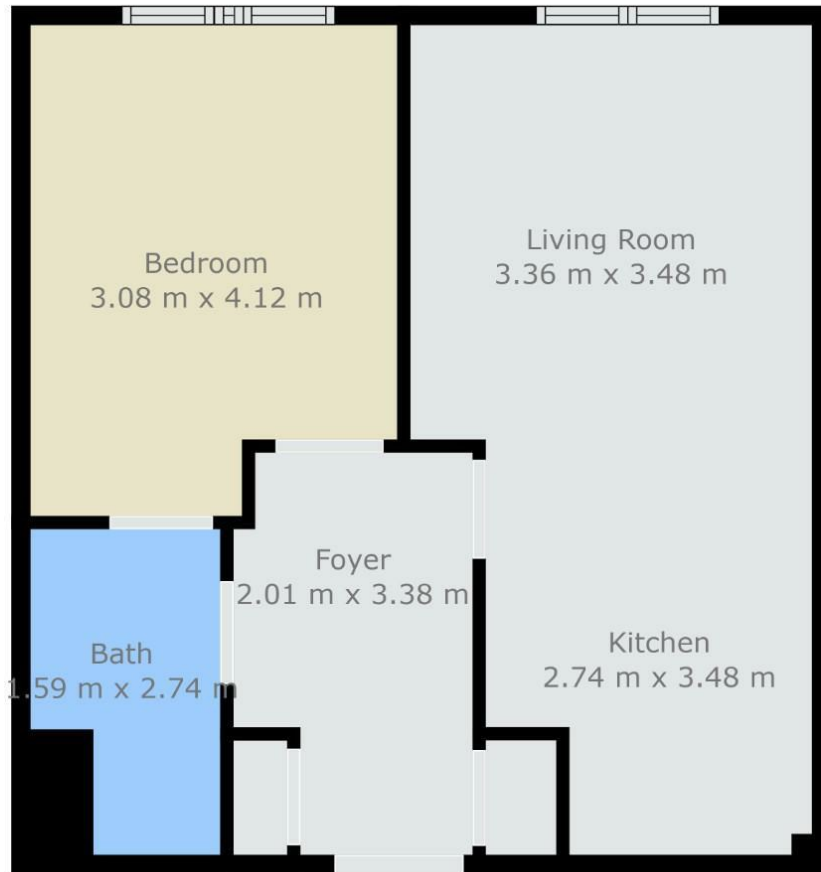
## INTERVIEW PROCESS

Approval is given by way of an interview between the Court Manager and the prospective purchaser. This interview follows a fair and consistent format, the purpose of which is to establish the suitability of the property for the needs of the prospective purchaser. This is also a two-way process whereby information about Housing 21, the scheme, the services and service charge are shared with the prospective purchaser.

## AGE RESTRICTION

We understand that there is an age restriction at the development in that you must be over 55 years of age.

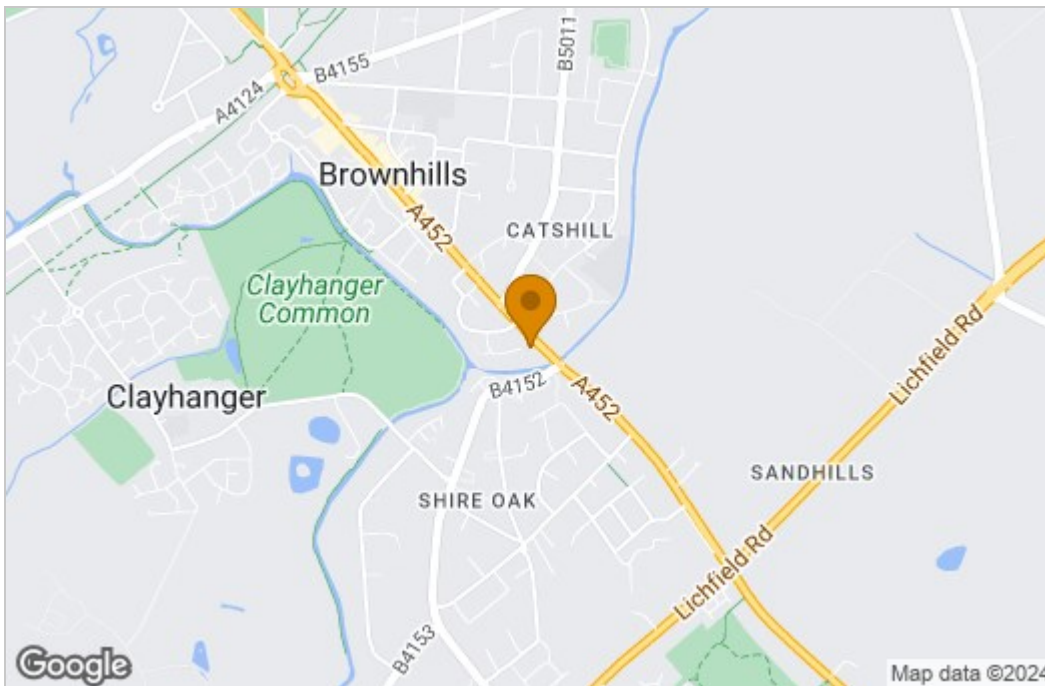
# Floor Plan



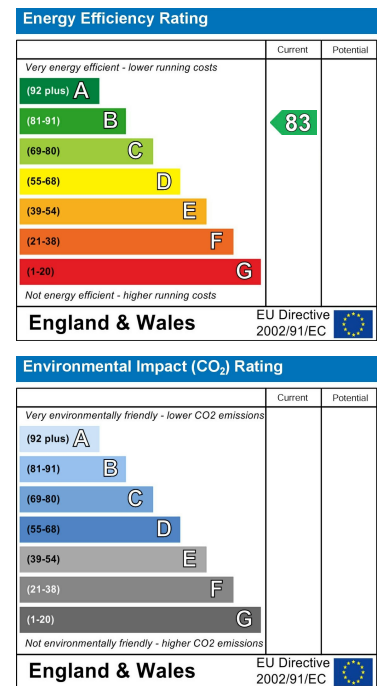
**TOTAL: 46 m<sup>2</sup>**  
FLOOR 1: 46 m<sup>2</sup>

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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